Parkland

Facilities Committee Agenda

Committee Members

Don O'Bannon, Esq. - Chair

Todd Furniss, JD

Agenda for the ***Facilities Committee*** meeting of the Dallas County Hospital District is scheduled for ***Wednesday, March 22, 2023, at 9:30 AM*** at 5200 Harry Hines Blvd (WISH Building) Dallas, TX 75235, Executive Conference Room 02-175. (If assistance is needed in locating the room, please see the Administration receptionist on the 4th floor, 04-131.) A quorum will be physically present at the location of the meeting. Videoconferencing access is also possible via Webex. That application is available at https://www.webex.com/downloads.html. Teleconferencing access is possible by calling +1-415-655-0001. Both virtual access forms require inputting (meeting number: 2620 891 6524; meeting password: 1234) to join the meeting. The ***Facilities Committee*** reserves the right to exercise discretion and may convene in Executive Session as permitted by Texas Government Code §§551.071 (consultation with attorney), 551.072 (deliberations regarding real estate), 551.074 (personnel matters), 551.076 (deliberations regarding security devices or security audits), 551.078 and/or 551.0785 (deliberations by medical committee or by governmental body that administers a public insurance, health or retirement plan regarding individuals' medical or psychiatric records), 551.085 (deliberation by governing board of certain providers of health care services), 551.087 (deliberation regarding economic development negotiations), 551.088 (deliberation regarding test item); Texas Government Code §418.183 (deliberation of information under §§418.175 – 418.182 for purposes of disaster management or disaster planning); Texas Health & Safety Code §161.032 (medical committee or medical peer review committee records, information or reports; and/or medical committee or medical peer review committee proceedings under Tex. Health & Safety Code Chapter 161 and/or Tex. Occ. Code Chapters 151 and 160); and/or as otherwise authorized by law on any item listed below. The ***Facilities Committee*** may consider any of the agenda items in open or executive session and may continue the meeting as necessary to accomplish the business at the time and place designated by the Chair to reconvene.

		PAGE	TIME (MIN)	PRESENTER(S)
I.	**Declare a Quorum Present/Call to Order/Mission Statement** ***Advance Wellness | Relieve Suffering | Develop and Educate*** **I CARE** **I**ntegrity **C**ompassion and Collaboration **A**ccountability **R**espect **E**quity			Chair
II.	**Public Comments Regarding Agenda Items** *See public comment registration information and rules at https://www.parklandhospital.com/board-of-managers*			
III.	**Reports Requiring Deliberation(s) or Approval(s)**			
A.	Planning Design & Construction (PD&C) Project Horizon	*5*	10 min	John Raish
B.	Dr. John Wesley Anderson Way Street Renaming Update	*7*	5 min	John Raish
C.	Discussion Regarding Supplier Diversity Solutions	*10*	10 min	Guy Toliver, JD
D.	Group Purchasing Organization (GPO) Supplier Diversity Annual Spend	*11*	10 min	Guy Toliver, JD
IV.	**Executive Session** *Tex. Gov't Code §§551.071, §§551.072, §§551.085*			
A.	Consultation with Attorney Regarding Multiple Award Task Order Contract (MATOC) Strategy Update	*14*	30 min	Andrew Devine, JD Caren Pinzur, JD
B.	Former Campus Demolition Update	*23*	25 min	Edmundo Castañeda
V.	**Reference Documents**			
A.	Tenant Improvement Supplement for 8435 Stemmons Lease Expansion Contract Documents	*32*		
B.	15th Floor Med Surg ICU Conversion Contract Documents	*35*		
V.	**Action Items**			
A.	Committee May Take Action on Any Agenda Item(s) Above			

	PAGE	TIME (MIN)	PRESENTER(S)
VI. Adjourn			Chair

Parkland Health

Board of Managers

Facilities Committee Update

March 22, 2023

Parkland

Parkland

Agenda

- PD&C Project Horizon
- Dr. John Wesley Anderson Way Street Renaming
- Supplier Diversity Solutions
- GPO Supplier Diversity Annual Spend
- Executive Session

Parkland

Agenda

- PD&C Project Horizon
- Dr. John Wesley Anderson Way Street Renaming
- Supplier Diversity Solutions
- GPO Supplier Diversity Annual Spend
- Executive Session

Parkland

PD&C Project Horizon FY23

PD&C FY23 Project Listing

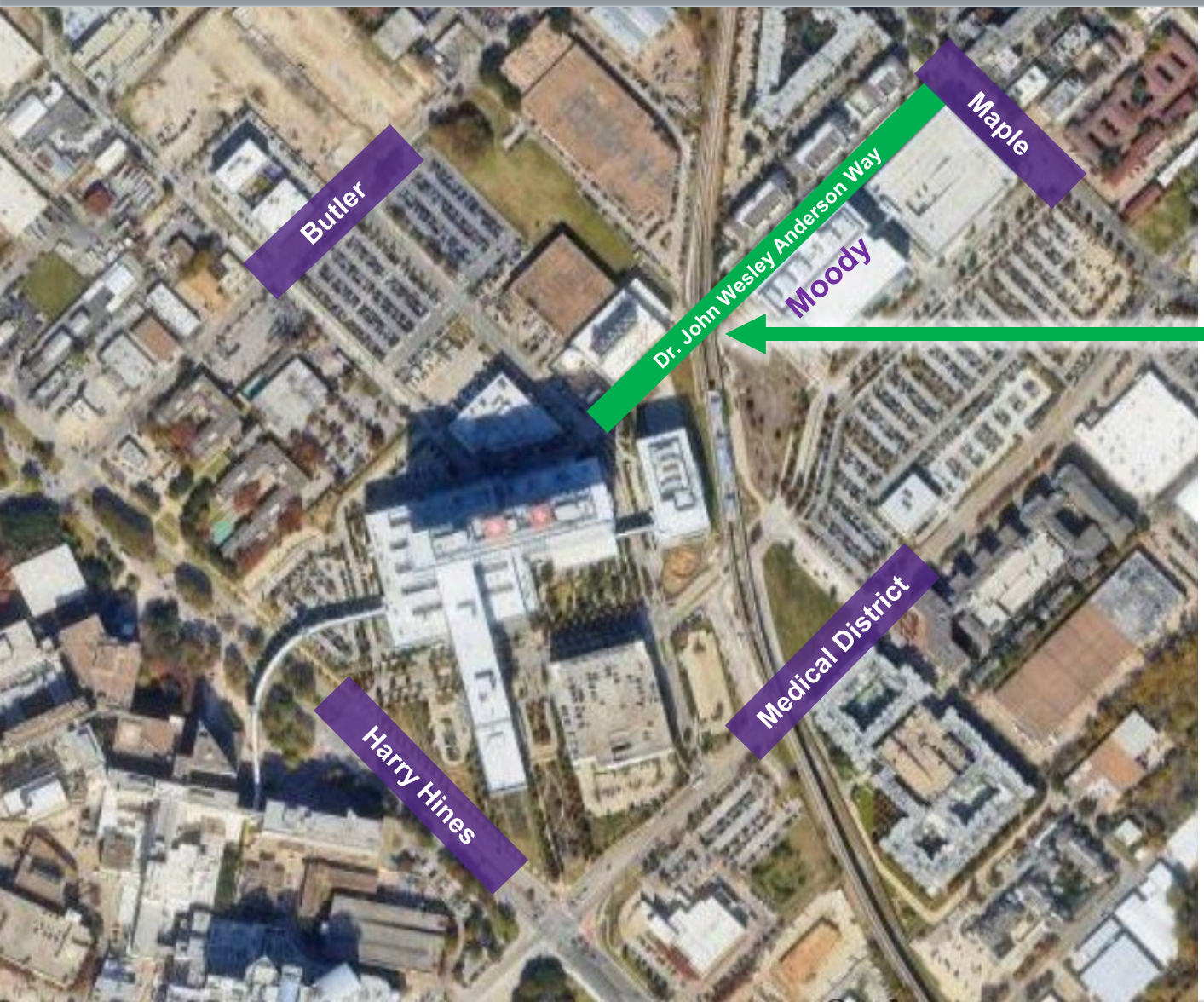
CURRENT PROJECT	Est. Project Commencement
Former Campus Demolition	Pending Approval
Psychiatry, PPCC & Maple WISH Clinic Moves from Chase Building to 6th Floor Moody	1/3 Complete
Supply Chain Store Room Expansion & MRD Breakroom	Pending Permitting
15th Floor ICU Bed Conversion	Construction Contract Awarded
Office Space Move from Chase to Stemmons - Buildout	Complete
HOMES Relocation to Tex Oak	Bids received; Pending Award
OK Paper Warehouse Demolition & Surface Parking	Demo Awarded; Construction requisition in 2nd qtr 23
Annie's Place Expansion	Construction requisition in 2nd qtr 23
Addition of a 5th Ultrasound Room	Construction requisition in 2nd qtr 23
OR 6 Hybrid Endovascular Room	A&E Awarded; Construction requisition in 3rd qtr 23
ED Psych Intake	A&E Awarded; Construction requisition in 2nd qtr 23
Oak West Behavioral Health Renovations	A&E Awarded; Construction requisition in 2nd qtr 23
FUTURE PROJECTS	**Est. Procurement**
Vickery Clinic Replacement	A&E requisition in 2nd qtr 23
Tex Oak Warehouse Roof Replacement	Construction requisition in 1st or 2nd qtr 23
iARx Onsite Pharmacy Central Fill	A&E requisition in 2nd qtr 23

Parkland

Agenda

- PD&C Project Horizon
- Dr. John Wesley Anderson Way Street Renaming
- Supplier Diversity Solutions
- GPO Supplier Diversity Annual Spend
- Executive Session

Dr. John Wesley Anderson Way Street Renaming



Dr. John Wesley Anderson Way

Street Location

Critical Street bordering the NPH campus. Provides critical link to Moody Outpatient Center, NPH, ER, Staff Parking and Staff Entrance

Dr. John Wesley Anderson Way Ceremony

Date
For Discussion

Proposed Ceremony
Welcome
Invocation
Remarks from the Commissioners Court & Don O'Bannon
Closing

Parkland

Agenda

- PD&C Project Horizon
- Dr. John Wesley Anderson Way Street Renaming
- Supplier Diversity Solutions
- GPO Supplier Diversity Annual Spend
- Executive Session

Parkland

Agenda

- PD&C Project Horizon
- Dr. John Wesley Anderson Way Street Renaming
- Supplier Diversity Solutions
- GPO Supplier Diversity Annual Spend
- Executive Session

Parkland

EXECUTIVE SESSION

Parkland

Executive Session Agenda

- MATOC Strategy Update
- Former Campus Demolition

Parkland

Executive Session Agenda

- MATOC Strategy Update
- Former Campus Demolition

Parkland

Executive Session Agenda

MATOC Strategy Update

Former Campus Demolition

Parkland

Reference Documents

Parkland

Board Approval Request For Modification to Contract or Funding

BOM Date: March 29, 2023	**Modification:** Mod # 9 Tenant Improvement Supplement for 8435 Stemmons Lease Expansion (Floors 5,6 & 10)	
Business Owner: Beall Carothers	**Business Owner Dept:** Planning Design & Construction	**Contract Number:** POCRE-19358 A5
Vendor/Supplier: Diversified Empire Center – Dallas, L.P. **Basis of Original Contract Award** Real Estate – Exemption **Basis of this Modification** Sole Source Modification	BOM Approved Contract Total (6/28/2022):	$32,754,136
	Modifications Totaling < $100,000 Modification # 8 Amount:	$0
Revenue, Expense or Capital: Expense	Modification that increases contract value to $100,000 more than BOM Approved Contract Total Modification # 9 Amount:	$1,432,149
Original Start Date: 9/1/2009 **Current Expiration:** 8/31/2024 **Mod Start Date:** Last Signature **Expiration after this Mod:** 8/31/2024	New Contract Amount:	$34,186,285

Approvals

Has the final modification been approved by Legal for legal sufficiency?	Yes
Does this modification have an IT Component?	No
Does this modification have a Construction Component?	No

Financial

Is Funding included in the applicable FY Budget?	Yes
FTE Impact:	None

Diversity

Current M/WBE Participation?	37% see table
M/WBE Race/Ethnicity?	N/A
M/WBE Gender?	N/A

Submitted By (Division VP): John Raish, Senior Vice President, Support Services

DALLAS COUNTY HOSPITAL DISTRICT
PARKLAND HEALTH & HOSPITAL SYSTEM
BOARD BRIEFING DOCUMENT

Parkland

SUBJECT: Mod # 9 Tenant Improvement Supplement for 8435 Stemmons Lease Expansion (Floors 5,6 & 10)

VENDOR: Diversified Empire Center – Dallas, L.P.

COST:

BOM Approved Contract Total (6/28/2022):	$32,754,136
Modification # 8:	$0
Modification # 9:	+ $1,432,149
Total:	$34,186,285

Recommendation
Approve this contract modification for Tenant Improvement Supplement for 8435 Stemmons Lease Expansion (Floors 5,6 & 10).

Background
As a result of administrative offices being relocated from the Chase building, the 8435 Stemmons landlord provided Parkland with a tenant improvement package of $2,538,003 ($38.40/sf) to improve three floors of lease space totaling 65,573 square feet. However, the total improvement budget is $3,950,152. Per the Work Letter in the lease, Parkland is obligated to fund the difference between the total improvement budget and landlord's tenant improvement allowance which total $1,432,149 ($3,950,152 - $2,518,003).

Note the $1,432,149 is not the result of change orders or unforeseen construction overage, but of known project costs.

Total project budget is as follows:

	total	per sf	
Total Proj Cost:	$3,950,152	$60.24	
Tenant Imp. Allow by LL:	($2,518,003)	($38.40)	
FF&E:	$1,508,179	$23.00	
Internet/Technology:	$2,163,909	$33.00	
Move Services:	$1,573,752	$24.00	
	$6,677,989	$101.84	Net Parkland Total Project Cost (estimated)
	$8,245,000		Total Capital Project Budget
	($1,567,011)		Over/under Total Capital Project Budget

Subcontractors Services MWBE-Totals			
Ethnicity	**Gender**	**MWBE $**	**MWBE %**
Hispanic	Male	$1,040,404.43	30.07%
Hispanic	Female	$232,002.76	6.71%
Total		**$1,272,407.19**	**36.78%**

Fair and Reasonable Price Determination

The landlord fielded four bids for the improvement work, two contractors chosen by landlord and two of Parkland's MATOC contractors. The low bidder, Highland Builders, was selected for the project and Highland has committed to 30% MWBE participation for the project.

Financial Forecast

Current Contract Amount	FY2023	Total
$32,754,136	$1,432,149	$34,186,285

Sole Source Justification

N/A – Real Estate Exemption

Document Contact/Author:	Beall Carothers, Director, Real Estate Development

Board Approval Request For Contracts Over $200,000

BOM Date: March 29, 2023	**Product or Service:** 15th Floor Med Surg ICU Conversion	
Business Owner: Mark Stewart	**Business Owner Dept:** Planning, Design and Construction	**Contract Number:** POCRE-19095 A16
Vendor/Supplier/Contractor: Phillips May Corporation	**Source Selection Methodology:** Task Order Competition	**Fair and Reasonable Price Determination:** Adequate Competition

Revenue, Expense or Capital:

Capital

	Contract Dates	Contract Price
Base Term:	4/3/2023 – 4/2/2024	$433,333
Out Years:	0 Year(s)	+$0
Total:	4/3/2023 – 4/2/2024	$433,333

Lowest Bidder

Is this contractor the lowest bidder/supplier? Yes
If not, what premium will be paid for this contract over the lowest bidder? N/A

Approvals

Has the final contract been approved by Legal for legal sufficiency? Yes
Does this contract have an IT Component? No
Does this contract have a Construction Component? Yes; and Construction is approved

Financial

Is Funding included in the applicable FY Budget? Yes
FTE Impact: None

Diversity

Potential for M/WBE engagement: This award is to a M/WBE vendor.
Were M/WBE's Directly Solicited? Yes
Number Responding M/WBE's: 2
What % of this contract is M/WBE? 37%
M/WBE Race/Ethnicity? Hispanic
M/WBE Gender? Male

Submitted By (Division VP): John Raish, Senior Vice President, Support Services

DALLAS COUNTY HOSPITAL DISTRICT
PARKLAND HEALTH & HOSPITAL SYSTEM
BOARD BRIEFING DOCUMENT

Parkland

SUBJECT: 15th Floor Med Surg ICU Conversion

VENDOR: Phillips May Corporation

COST:		
	Base Term:	$433,333
	Out Years:	+ $0
	Total:	$433,333

Recommendation
Approve this contract for 15th Floor Med Surg ICU Conversion .

Background
When the hospital was designed and constructed, 64 ICU Beds and 18 Medical/Surgical Meds were construction on level 15. During the COVID-19 pandemic, the 18 Med/Surge beds were used as ICU beds under an emergency waiver granted by Texas Department of State Health Services. Due to the increase in patient acuity, the existing 18 Med/Surge beds need to be upgraded to meet all of the TDSHS requirements for ICU beds.

Fair and Reasonable Price Determination
A solicitation was sent to all MATOC contractors and Parkland received 3 proposals. The costs have been reviewed by the Facilities team and a Fair and Reasonable price was determined through historical pricing for similar construction projects and the District's internal estimates. Based on Parkland's internal knowledge and assessment of the costs, the costs are in line with the market.

Vendor	Price Differential
Phillip May Corporation	$0
Vendor B	$43,917
Vendor C	$827,649

Financial Forecast

Base Term	FY2023
Expenses	$433,333

Document Contact/Author:	Kimberly Bell